

**AGENDA  
REVISED**

**CITY OF SEDONA  
PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING  
TUESDAY, JUNE 4, 2013, 5:30 P.M.**

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on **Tuesday, June 4, 2013 at 5:30 p.m.**, in the **City Council Chambers**, located at 102 Roadrunner Drive, Sedona, Arizona. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

**(15 minutes, 5:30 – 5:45 pm for agenda items 1-4)**

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call
2. Commission/Staff announcements and summary of current events by Chairman/Staff.
3. Public Forum – for items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).
4. Approval of the minutes of the following meetings:

May 2, 2013 (WS)

May 7, 2013 (R)

5. Consideration of the following requests through public hearing procedures: **(1 hour, 5:45 – 6:45 pm)**

- A. ***Item to be removed from agenda due to applicant's withdrawal of CUP request per letter dated May 22, 2013.*** Discussion/possible action regarding a request for Conditional Use Permit approval to operate an outdoor entertainment venue at 215 Coffee Pot Drive (Studio Live) in the C-3 (Heavy Commercial) Zoning District. A general description of the area affected includes but is not limited to the western side of Coffee Pot Drive between Yavapai Drive and Jackrabbit Lane. The property is approximately 0.6 acres and is further identified as Assessor's Parcel Numbers 408-24-041 & 408-24-042A.

**Applicant:** Sedona Performing Arts Alliance / Studio Live, Suzie Schomaker  
215 Coffee Pot Drive; Sedona, AZ 86336

**Case Number:** PZ13-00001 (CUP)

**Staff:** Audree Juhlin, Assistant Director

- B. Discussion/possible action regarding a request for Conceptual Review of a Plat Amendment, Conceptual Review of an Amendment to a Planned Development, and Conceptual Development Review to construct a new sales office, on-site parking,

and associated site improvements for the Wyndham Time Shares in an area previously approved for 10 apartment units at 1700 Kestrel Circle. The project was originally approved in 1999 under the name Fairfield Sedona. It is zoned Planned Development (PD). A general description of the area affected includes but is not necessarily limited to the western side of Shelby Drive south of West State Route 89A. The entire PD is approximately 21.95 acres. The development has been divided into separate tracts and the subject tract is approximately 3.78 acres and is further identified as Assessor's Parcel Number is 408-28-362A.

**Applicant:** Sanjo Investments, Ernie Farhat  
5840 Uplander Way, Suite 100; Culver City, CA 90230  
**Case Number:** PZ13-00006 (SUB, ZC, DEV)  
**Staff:** Cari Meyer, Associate Planner

6. Discussion/Work Session on Community Benefits **(1 hour, 6:45 – 7:45)**
7. Discussion/possible action regarding future meeting dates and agenda items: **(10 minutes 7:45 – 7:55 pm)**

Thursday, June 13, 2013 – 3:30 p.m. – Work session

Tuesday, June 18, 2013 – 5:30 p.m. – Regular

Thursday, June 27, 2013 – 3:30 p.m. – Work session

Tuesday, July 2, 2013 – 5:30 p.m. – Regular

8. Adjournment (6:55 pm)

NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

NOTE: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above open meeting. The Planning and Zoning Commission may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The City Council Chambers is accessible to people with disabilities, in compliance with the Federal "504" and "ADA" laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made twenty-four hours prior to the meeting.

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Kevin Snyder, Director  
Department of Community Development

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Marty Losoff, Chairman  
Planning and Zoning Commission

Posted Date: \_\_\_\_\_ Time: \_\_\_\_\_ By: \_\_\_\_\_

***The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.***